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PHILLIPS

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11 Thornton Grove, Hatch End Guide Price £2,000,000



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A Four Bedroom, Two Bathroom Detached residence situated in one of Hatch End's most sought after roads within easy reach of local shops, schools and transport. Built in an Art Deco style on a substantial plot the property comprises entrance hall, cloakroom, sitting room, dining room, family room/gym, kitchen and utility. Upstairs are four bedrooms, dressing area with en suite shower room/wc and family bathroom. Features include double length garage approached via gated drive with parking for several cars and substantial gardens with pool and pool house with sauna and hot tub. There is opportunity to extend and refurbish into a superb family home. Planning is already granted, a set of plans will be provided when viewing.



Welcome to the perfect canvas for your forever home. Nestled in a quiet, family-friendly area, this generous plot offers the rare opportunity to create a sanctuary tailored entirely to your vision.

This property requires a full refurbishment throughout and would suit a family looking to build their forever home, whether it be a full extension to the rear or simply just a refurbishment, the choice is yours.

Planning permission has been granted for a substantial extension to the rear creating a 4000 plus sqft property with swimming pool and pool house.

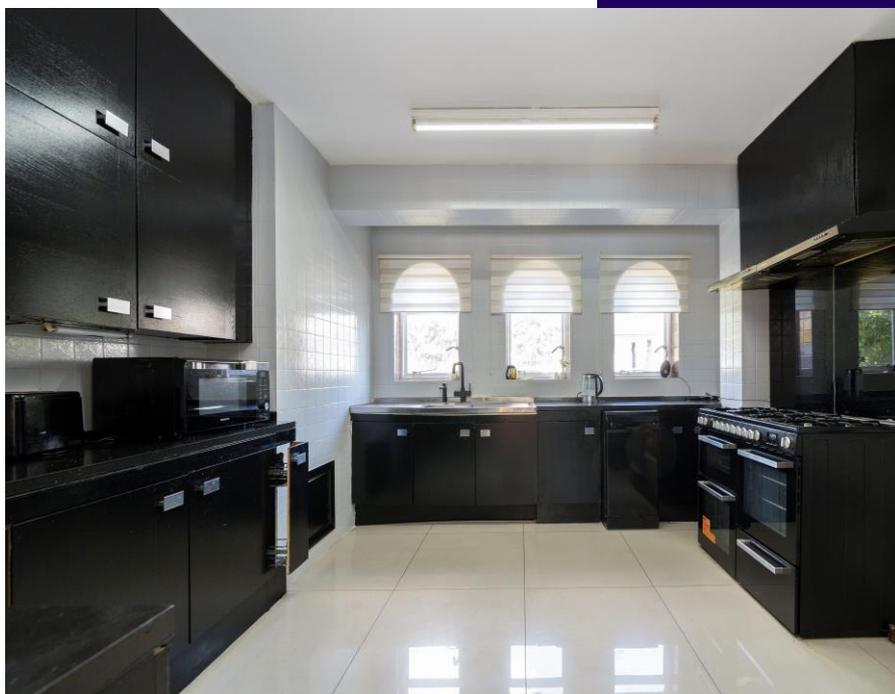
The property is located on Thornton Grove which is just a 10-minute walk to Hatch End Overground Station, Hatch End Broadway with its many renowned eateries, shops, pub and Grimdsyke primary school.

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

Facing: South West facing rear garden



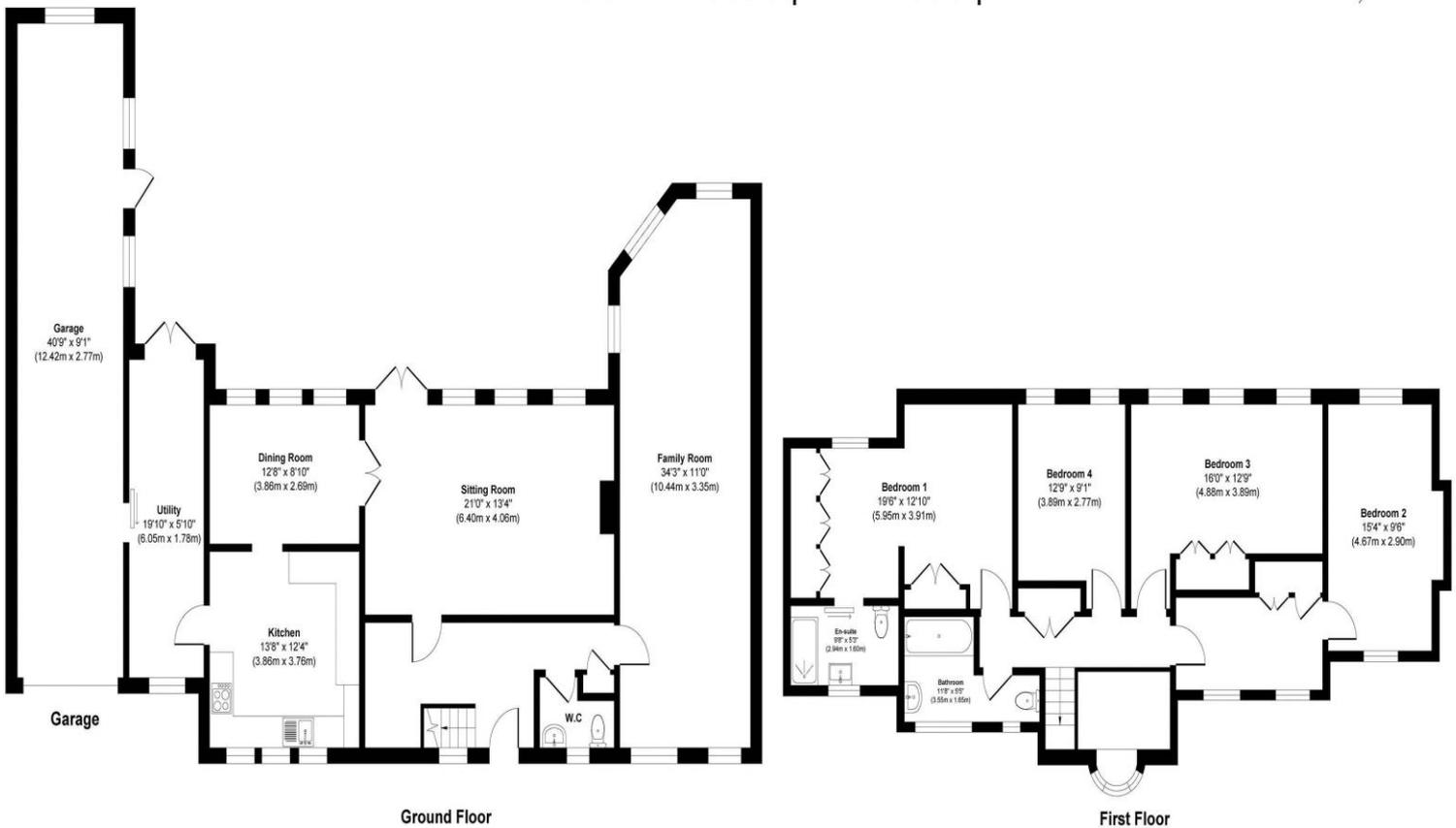


KEY FEATURES:

- Swimming Pool
- South West Facing Garden
- Potential for a Carriage Drive
- Planning Permission Granted
- Sauna & Hot Tub
- No Forward Chain

Shivshakti 11, Thornton Grove, Pinner, HA5 4HG

Main House	2234 sq.ft - 207.52 sq.m
Garage	364 sq.ft - 33.78 sq.m
Total	2598 sq.ft - 241.30 sq.m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by AliciaGrymel.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.